

United States Department of the Interior  
National Park Service

NATIONAL REGISTER  
LISTED

JAN 07 2010

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name Collyer Downtown Historic District  
Other name/site number 195-156

### 2. Location

Street & number Area along Ainslie Ave., roughly bounded by 2<sup>nd</sup> Street on the north and 4<sup>th</sup> Street on the south ☐ not for publication  
City or town Collyer ☐ vicinity  
State Kansas Code KS County Trego Code 195 Zip code 67631

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Nataniel Selcher DSHPO 11-24-09  
Signature of certifying official/Title Date  
Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

\_\_\_\_\_  
Signature of commenting official /Title Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

- ☐ entered in the National Register. \_\_\_\_\_  
☐ See continuation sheet.  
☐ determined eligible for the National Register \_\_\_\_\_  
☐ See continuation sheet.  
☐ determined not eligible for the National Register \_\_\_\_\_  
☐ removed from the National Register \_\_\_\_\_  
☐ other, (explain:) \_\_\_\_\_

Collyer Downtown Historic District  
Name of Property

Trego County, Kansas  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
10	1	buildings
		sites
2		structures
		objects
12	1	total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed  
in the National Register**

0

## 6. Function or Use

**Historic Functions**  
(Enter Categories from Instructions)

GOVERNMENT/city hall/fire station

GOVERNMENT/post office

COMMERCE/TRADE/specialty store

RECREATION AND CULTURE/music facility

SOCIAL/meeting hall

TRANSPORTATION/rail-related/auto-related

INDUSTRY/PROCESSING/EXTRACTION/waterworks

**Current Functions**  
(Enter categories from Instructions)

GOVERNMENT/city hall/fire station

GOVERNMENT/post office

SOCIAL/meeting hall

INDUSTRY/PROCESSING/EXTRACTION/waterworks

TRANSPORTATION/auto-related

VACANT/NOT IN USE

## 7. Description

**Architectural Classification**  
(Enter categories from Instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS/Commercial Style

OTHER

**Materials**  
(Enter categories from Instructions)

Foundation: Brick/Concrete

Walls: Brick, Clay Tile, Wood, Metal

Roof: Asphalt, Metal

Other:

## Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Collyer Downtown Historic District  
Name of Property

Trego County, Kansas  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

### Period of Significance

1926-1935

### Significant Dates

1926, 1927

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering  
Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Kansas Historical Society

Downtown Collyer Historic District  
Name of Property

Trego County, Kansas  
County and State

## 10. Geographical Data

Acres of Property 2 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1  
Zone 1 4 Easting 4 0 3 2 4 6 Northing 4 3 2 1 5 5 3  
2  
Zone 1 4 Easting 4 0 3 2 4 7 Northing 4 3 2 1 6 4 9

3  
Zone 1 4 Easting 4 0 3 3 0 1 Northing 4 3 2 1 6 4 9  
4  
Zone 1 4 Easting 4 0 3 3 0 3 Northing 4 3 2 1 7 8 2

☒ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

Name/title Christy Davis

Organization Davis Preservation

Date 6/29/2009

Street & number 909 1/2 Kansas Ave, Suite 7

Telephone 785-234-5053

City or town Topeka

State Kansas

Zip code 66612

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative black and white photographs of the property.

### Additional Items

(Check with SHPO or FPO for any additional items)

## Property Owner

Name See attached owner list

Street & number

Telephone

City or town

State

Zip code

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

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Continuation Sheet*Collyer Downtown Historic District*Section number 7 Page 1 Trego County, Kansas

## Narrative Description

**Setting**

The Collyer Downtown Historic District is located in Collyer (pop. 133), Kansas, the second-largest town in Trego County (pop. 3319). Collyer is a small rural community in northwest Kansas, north of Interstate 70 between Quinter to the west and WaKeeney, the Trego County seat, to the east. Historically, the town was located along Highway 40. The highway paralleled the Kansas Pacific (KP) Railroad line, which stretched east to west across Kansas in the late 1860s.

The KP line provided Collyer the shipping capacity necessary to develop it as a center for the surrounding agricultural community. As successive groups of settlers arrived – with Bohemian immigrants arriving in 1889 and German-Russian Catholics in 1902 – the town became a trade, education, and religious center for the surrounding farm community.

**Properties**

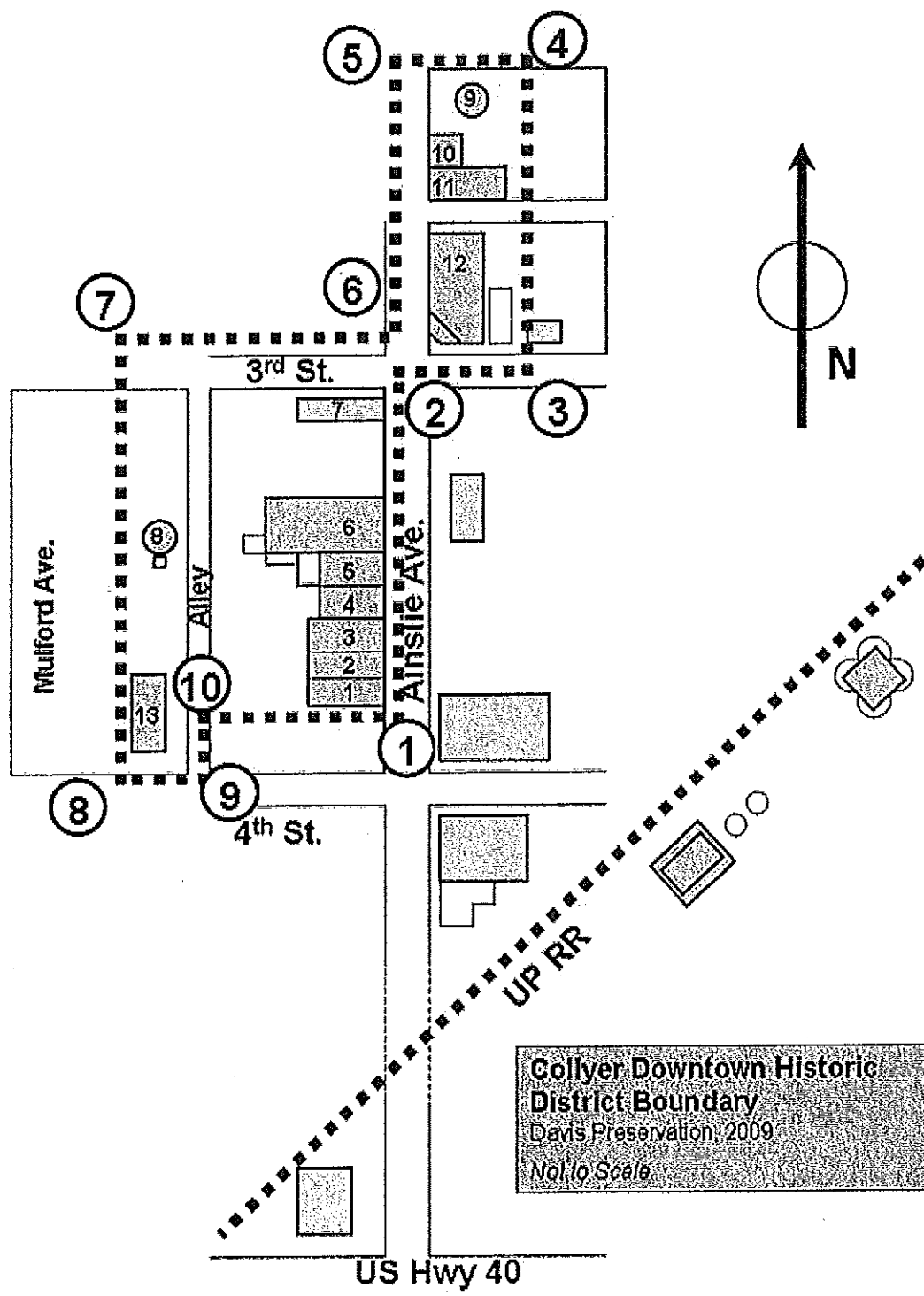
The Collyer Downtown Historic District incorporates the town's core business district, which stretches along Ainslie Avenue, the town's principal north-south thoroughfare, from Second Street on the north to Fourth Street on the south. The district includes thirteen properties. Six of these properties, on the west side of Ainslie between Third and Fourth Streets, were constructed as a group in 1926 and 1927. Three buildings - the blacksmith shop, garage, and lumber company - are free-standing buildings. Two additional buildings – the city hall/jail (Property #11) and Dinkel's Shed (Property #10) – are connected. Two structures, both water towers (Properties #8 and 9), are also included in the district. With the exception of one property, the lumber company (Property #7), all buildings and structures are classified as contributors. Below is a list of district properties.

#	Name	Address	Date	Style (Bulletin 16A)	Status
1	John Ziegler Creamery/Meat Mkt	319 Ainslie AVE	1926	Commercial	C
2	Neuburger Grocery/ Palkowsky IHC	317 Ainslie AVE	1926	Commercial	C
3	Collyer/Bailey Drug Store	315 Ainslie AVE	1926	Commercial	C
4	Hickman/Razak Dry Goods Store	313 Ainslie AVE	1926	Commercial	C
5	Hickman/Razak Grocery	311 Ainslie AVE	1926	Commercial	C
6	Zeman Dance Hall	309 Ainslie AVE	1927	Commercial	C
7	Badger Lumber/Coal Co.	301 Ainslie AVE	1917	Other	NC
8	Zeman Water Tower	309a Ainslie AVE	1927	Other	C
9	Collyer Water Tower	Ainslie	1931	Other	C
10	Bob Dinkel's Shed	206 Ainslie AVE	1923	Commercial	C
11	City Hall / Jail / Firehouse	204 Ainslie AVE	1923	Commercial	C
12	Price Garage	210 Ainslie AVE	1925	Commercial	C
13	Union Pacific Blacksmith Shop	110 W Fourth ST	1935	Other	C

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Trego County, Kansas



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**Collyer Downtown Historic District**

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### Elaboration

**Note:** Although many of the district's buildings were built concurrently, each storefront has functioned as and is identified as a separate building for the purpose of this nomination. This choice was made because each storefront had its own distinct owner, use and historical evolution. Although this is not necessarily clear on the buildings' front elevations, it is clear on their rear elevations and interiors, where variations in materials differentiate historic uses and ownership.

1. **Name:** John Ziegler Creamery/Meat Market (Building, #195-134) **Status - C**  
**Address:** 319 Ainslie AVE  
**Const. Date:** 1926  
**Style:** Commercial  
**Legal:** OT, Block 23, Lot 11  
**Photos:** 1-3, 16

**Architectural Description:** This building is the southernmost building in a strip of brick commercial buildings on the west side of Ainslie Street, between Third Street on the north and Fourth Street on the south. It is a one-story Commercial Style hollow clay tile building with smooth red brick facade. The east (front) elevation has a parapet with cast-stone/concrete parapet cap. There is one entrance, recessed, two steps up from the sidewalk level, and flanked by plate-glass storefront windows framed in bronze. The entrance houses an original wood door with glazed panel. A continuous transom, covered with corrugated green fiberglass, stretches across the storefront. Two simple geometric panels, one below each storefront window, interrupt the kickplate. Hollow clay tile is the principal exterior material on the south (side) elevation. The fact that this wall houses no openings indicates that it was constructed with the intention of allowing for the construction of an adjacent building to the south. The parapet steps down to follow the line of the roof that slopes gently from east to west. The west (rear) elevation is also clay tile. A large opening on this elevation houses an overhead door.

**History:** Completed in 1927, this building served as the location of Jim Ziegler's Creamery and Meat Market. Ziegler was a Russian-born Volga German whose family immigrated to the United States in 1901 (1930 US Census). In 1930, he was living in Collyer with his first-generation American wife, Grace and their young son Clarence. Jim managed the butcher shop and his wife worked the sales counter. A 1930 advertisement in the *Western Kansas World* newspaper identified the business as "Zeigler's Hussmanized Meat Market." (A Scrapbook of Collyer, Kansas) The building is now being used by Tony Malsom for storage.

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**Integrity:** Although the transom has been covered, this building retains its historic storefront, kickplate, façade, parapet and centered wood entrance. It retains the integrity necessary to classify it as a contributor to the district.

2. **Name:** Neuburger Grocery/ Palkowsky IHC (Building, #195-135) **Status - C**  
**Address:** 317 Ainslie AVE  
**Const. Date:** 1926  
**Style:** Commercial  
**Legal:** OT, Block 23, Lot 9  
**Photos:** 1-4, 16

**Architectural Description:** This building is the second building in a strip of brick commercial buildings on the west side of Ainslie Street, between Third Street on the north and Fourth Street on the south. It is a one-story Commercial Style hollow clay tile building with smooth red brick facade. The east (front) elevation has a parapet with cast-stone/concrete parapet cap. There is one entrance, recessed, one step up from the sidewalk level, and flanked by plate-glass storefront windows framed in bronze. The entrance houses a door with modern storm door. A continuous prismatic-glass transom stretches across the storefront. Two simple geometric panels, one below each storefront window, interrupt the kickplate. The parapet raises above the parapets on the adjacent buildings to the north and south. A row of bricks laid in a soldier bond stretch between geometric cast-stone/concrete squares. The west (rear) elevation is also clay tile. There are three openings on this elevation - a man door flanked on each side by a window. A metal awning protects the windows and door from the elements.

**History:** Originally constructed as a grocery store, this building is now known as the American Legion Hall. The Thomas Pratt Tidball Post #378 was chartered by World War I veterans on December 18, 1923. (History of Collyer, Kansas)

**Integrity:** This building retains its original storefront, kickplate, façade, parapet, and prismatic-glass transom. It retains the integrity necessary to render it a contributor to the district.



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3. **Name:** Collyer/Bailey Drug Store (Building, #195-136) **Status - C**  
**Address:** 315 Ainslie AVE  
**Const. Date:** 1926  
**Style:** Commercial  
**Legal:** OT, Block 23, Pts Lot 8-9  
**Photos:** 1, 5, 16

**Architectural Description:** This building is the third building from the south in a strip of brick commercial buildings on the west side of Ainslie Street, between Third Street on the north and Fourth Street on the south. It is a one-story Commercial Style hollow clay tile building with smooth red brick facade. The east (front) elevation has a a parapet with cast-stone/concrete parapet cap. There is one entrance, centered and recessed, one step up from the sidewalk level, and flanked by plate-glass storefront windows framed in bronze. A continuous prismatic-glass transom stretches across the storefront. A simple geometric panel interrupts the kickplate on the south half of the storefront. A three-pane hopper window interrupts the kickplate on the north half of the storefront. The west (rear) elevation is clay tile coated with stucco. There are three openings on this elevation - a man door flanked by windows. A cantilevered metal awning projects between the openings and parapet. Above the awning, centered on the elevation, is a vent opening. An antenna on the south end of this elevation pierces the awning and extends beyond the roofline.

**History:** Dr. H. A. LaCerte announced plans for this building in Janaury 1926. He operated a drug store here until 1928 when he was appointed postmaster by the Hoover administration. J. R. Austin bought Lacerte's building. (Mrs. Lester J. Harvey, History of Collyer, Kansas, 25.) Scott and Anna Bailey purchased the store. Anna Bailey (1890-1989) was responsible for the drugstore's daily operations as Scott Bailey (1892-1964) was the cashier at the Collyer Bank (1930 US Census; Scherr, A Scrapbook of Collyer, Kansas). The drug store was closed by 1975. Anna Bailey lived in the building until the 1980s. The building is used as a residence by its current owner.

**Integrity:** This building retains its original storefront, kickplate, façade, parapet, and prismatic-glass transom. It retains the integrity necessary to render it a contributor to the district.

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4. **Name:** Hickman/Razak Dry Goods Store (Building, #195-137) **Status - C**  
**Address:** 313 Ainslie AVE  
**Const. Date:** 1926  
**Style:** Commercial  
**Legal:** OT, Block 23, Lot 8  
**Photo:** 4, 5, 16

**Architectural Description:** This building is the fourth building in a strip of brick commercial buildings on the west side of Ainslie Street, between Third Street on the north and Fourth Street on the south. It is a one-story Commercial Style hollow clay tile building with smooth red brick facade. The east (front) elevation has a parapet with cast-stone/concrete parapet cap that has been covered. There is one entrance, centered and recessed, one step up from the sidewalk level, and flanked by plate-glass storefront windows framed in bronze. The entrance houses an aluminum storefront-type door. A continuous glass transom stretches across the storefront. Two window openings, one below each storefront window, interrupt the kickplate. The opening on the south houses a three-pane fixed window. The opening on the north end is covered over. The parapet height matches that of the adjacent building to the north. The bricks at the parapet have been repointed with white mortar - and the parapet cap coated with a white cap. The west (rear) elevation is clay tile. There are three openings on this elevation - a man door flanked on each side by a window. The openings have concrete windows and sills. The building has a full basement.

**History:** This building was historically owned by J. R. Austin, who was employed as a postal carrier in 1920 and 1930 (1920 and 1930 US Census). This building housed the dry goods store of Charles Hickman (1875-1963). His grocery store was in the building to the north. Born in Missouri, Charles Hickman married Lillie M. Hickman (1875-1952) in 1894. By 1900, the couple was managing a general store in Collyer, where Charles' father was a hotelkeeper. Lillie was the bookkeeper of the general store. They apparently moved the store from another location when this building was constructed in 1926. Lillie Hickman died in 1952. On December 1, 1953, Charlie Hickman married Anna Razak (1892-1960), who had been the store's bookkeeper since before 1930. (Rumsey Family Papers, <http://www.rumseyfamily.com/>, accessed March 5, 2009; Scrapbook of Collyer, Kansas; 1930 US Census)

**Integrity:** This building retains its original storefront, kickplate, façade, parapet, and glass transom. It retains the integrity necessary to render it a contributor to the district.

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5. **Name:** Hickman/Razak Grocery (Building, #195-138)  
**Address:** 311 Ainslie AVE  
**Const. Date:** 1926  
**Style:** Commercial  
**Legal:** OT, Block 23, Lt 7  
**Photo:** 4, 5, 16

**Status - C**

**Architectural Description:** This building is the fifth in a strip of six brick commercial buildings on the west side of Ainslie Street, between Third Street on the north and Fourth Street on the south. It is a one-story Commercial Style hollow clay tile building with smooth red brick facade. The east (front) elevation has a parapet with cast-stone/concrete parapet cap. There is one entrance, recessed, one step up from the sidewalk level, and flanked by plate-glass storefront windows framed in bronze. The entrance houses an original wood door with modern storm door. A continuous glass transom stretches across the storefront. Two window openings, one below each storefront window, interrupt the kickplate. Each opening houses a three-pane hopper. The parapet height matches that of the adjacent building to the south. The west (rear) elevation is clay tile. There are three openings on this elevation - a man door flanked on each side by a window. The openings have concrete windows and sills. The building has a full basement.

**History:** The building was commissioned in 1926 by Harry M. Thomas, a Pennsylvania-born farmer who by 1930 was lodging in town where he was City Marshall (1930 US Census). This building housed the grocery store part of the store of Charles Hickman (1875-1963). The building to the south housed the dry goods store. Born in Missouri, Charles Hickman married Lillie M. Hickman (1875-1952) in 1894. By 1900, the couple was managing a general store in Collyer, where Charles' father was a hotelkeeper. Lillie was the bookkeeper of the general store. They apparently moved the store from another location when this building was constructed in 1926. Lillie Hickman died in 1952. On December 1, 1953, Charlie Hickman married Anna Razak (1892-1960), who assisted him in running the store. (Rumsey Family Papers, <http://www.rumseyfamily.com/>, accessed March 5, 2009; Scrapbook of Collyer, Kansas)

**Integrity:** This building retains its original storefront (although covered with protective material), kickplate, façade, parapet, and glass transom. It retains the integrity necessary to render it a contributor to the district.

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6. **Name:** Zeman Dance Hall (Building, #195-1080-00006) **Status - C**  
**Address:** 309 Ainslie AVE  
**Const. Date:** 1927  
**Style:** Commercial  
**Legal:** OT, Block 23, Lot 6  
**Photo:** 6, 7, 16

**Architectural Description:** This building is the northernmost building in a strip of brick commercial buildings on the west side of Ainslie Street, between Third Street on the north and Fourth Street on the south. It is a one-and-one-half-story Commercial Style hollow clay tile building with smooth red brick facade. The east (front) elevation has a stepped parapet with cast-stone/concrete parapet cap. There are two entrances, one on the south end and the second centered on the storefront. Both of these entrances have transoms and their original doors, although the glazed door panels and one transom window are covered with wood. The northernmost door on the facade is flanked by large plate-glass storefront windows, covered with wood. A continuous transom, also covered for safety, stretches across the southern entrance and storefront. An abbreviated awning projects from the space between the storefront and transom. Above the transom, in the parapet, is a centered projecting metal light fixture. There are four openings in the brick kickplate, each housing a three-pane steel hopper window. Although the broken transom, storefront and glazing are covered with wood, they are still extant. Hollow clay tile is the principal exterior material on the north (side) elevation. There is an entrance on the east end of the north elevation, and four square clerestory window openings with concrete lintels and industrial steel hoppers on the west end. The roofline of the west (rear) elevation follows the arch of the steel truss roof. It is also hollow clay tile, with a total of seven square window openings with concrete lintels and sills. Three of these windows are at the basement level. All the windows on this elevation have been covered with wood. North of the peak of the roof is a brick chimney that rises from the ground past the roof. The south (side) elevation is also hollow clay tile. It has four square window openings on the west end, with concrete lintels and sills, and steel hopper windows. The steel truss roof has begun to fail.

**History:** This building was commissioned by Vince J. Razak, a Bohemian carpenter. (1920 US Census) The building was purchased by James Zeman, who opened a dance hall on January 15, 1927. Three hundred people attended the show. When Zeman opened his dance hall, Collyer was already famous for its dances, popular as early as 1888. According to one source, there was a time when "you [could] travel most any place in the country and when you say you are from Collyer, Kansas the surprising response is, 'Oh yes, that's where they have the dances.'" (History of Collyer, Kansas) The following history of the Zeman Dance Hall was compiled by the Collyer Community Alliance:

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"Mr. James Zeman bought the property in September of 1926 and built the dance hall. He had it ready for grand opening on January 15, 1927. A fire broke out in the early morning hours of January 27, 1927, causing damage to the Zeman dance hall. But the damage was repaired and they had another dance on February 15, 1927. He then announced plans to use the basement for a billiard hall. Possibly instituting a new city ordinance. The pool hall opened in February 1927. Many dances were held in the Zeman Dance Hall and he owned it for 36 years. Through the years many bands played in the Zeman Dance Hall. Some bands went on to become prominent in the area and nation, including The Fabulous Flippers and the band 'Kansas'. As the Hall also had a stage it was used for several plays and silent movies. James Nedbalek says his mother, Eleanora, and aunt, Eudora, (twin sisters), remember going to the movies. Eleanora and Eudora were daughters of James Zeman. They had to set up for the movie, put out chairs, etc., and then one of them would play an organ for the movie. The other sister would pump the organ. They took turns. Then after the movie, the girls had to remove the chairs, put some along the side and the others away, clean up the hall, and get ready for the dance. This movie showing lasted only a short time, probably because talkies came on the scene. The Hall had an outdoor dance floor, which was portable. They would take it apart, load it on a trailer and take it to weddings, fairs, etc. They would go 100 miles or more at times. They were known to even go into Nebraska and set up. They did set it up outside the Hall on the north side at times, especially in the summer during some of the typical hot Kansas nights. The basement originally had a kitchen and many remember the fantastic hamburgers they served. At one time there was a bowling alley operated in the basement of the dancehall. The basement was also used for banquets, weddings, etc. In 1962, the dance hall was purchased by Tony and Beata Malsom, and they owned it until 1969. Then it was sold to George and John O? [sic] Toole DBA Collyer Enterprises. They owned and operated it until 2000. Geoff Withington purchased the Dance Hall from the O'Toole Brothers Estate at public auction and had possession until 2005, at which time he gifted it to the Collyer Community Alliance."

**Integrity:** This building retains its original storefront (although covered with protective material), kickplate, façade, parapet, and glass transom (also covered with protective material). Although some glass in the transom and storefront has been broken and glazed areas covered, these features are still intact. The building retains the integrity necessary to render it a contributor to the district.

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7. **Name:** Badger Lumber/Coal Co. (Building, #195-139) **Status - NC**  
**Address:** 301 Ainslie AVE  
**Const. Date:** 1917  
**Style:** Other  
**Legal:** OT, Block 23, Lots 1-5  
**Photo:** 8

**Architectural Description:** This is a one-story wood-framed rectangular building with pressed-metal facing. The east (front) and west (rear) elevations house overhead doors. There are two windows and a door on the south elevation, and enclosed openings on the north elevation.

**History:** This building was part of the Badger Lumber and Coal Company, which built its plant at this location in 1917 (Harvey, History of Collyer, Kansas). Between 1927 and 1932, the property had come under the ownership of the Mack-Welling Lumber Company. The property was still owned by Mack-Welling in 1938. (Fire Insurance Rates for Collyer, 1927, 1932) In the 1940s, this building housed Bill Polly's Shop. According to one account, "There was a hitching rail on the north side, and Collyer youngsters had so much fun swinging, hanging upside down on the pipes." (A Scrapbook of Collyer, Kansas) The building is now used by the Trego County Fire Department and the Collyer City Volunteer Fire Department.

**Integrity:** This building was the northernmost bay of a three-bay lumber-yard building. Because the remaining bays have been demolished, the building lacks integrity. Therefore, the building has been rendered a non-contributor to the district.

8. **Name:** Zeman Water Tower (Structure, #195-140) **Status - C**  
**Address:** 309a Ainslie AVE  
**Const. Date:** 1927  
**Style:** Other  
**Legal:** OT, Block 23  
**Photo:** 9, 16

**Architectural Description:** This water tower, which sits across the alley behind the Zeman Dance Hall (Property #6), is a distinctive feature on the Collyer skyline. It consists of a drum or basin covered in corrugated metal sheets sitting atop a hollow clay tile base. The base has a window and door opening. Adjacent to the water tower is a cast-iron water pump.

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**History:** The construction of this water tower apparently corresponded to the construction of the dance hall (See Property #6). The city did not have a system for waterworks and fire protection until 1931 - four years after the construction of the dance hall.

**Integrity:** This structure retains a high degree of historic integrity, with intact historic materials including hollow clay tile, wood soffit, and corrugated metal facing and roof. The structure contributes to the historic district.

9. **Name:** Collyer Water Tower (Structure, #195-141) **Status - C**  
**Address:** Ainslie  
**Const. Date:** 1931  
**Style:** Other  
**Legal:** OT, Block 3  
**Photo:** 11, 15

**Architectural Description:** This classic tin-can type steel riveted tank (truly "riveting") water tower lies on the north end of downtown. The tank sits atop a steel structure with tension cables.

**History:** On April 6, 1931, the citizens of Collyer approved a bond issue in the amount of \$24,250 to construct a water works and fire-protection system (Harvey, History of Collyer, Kansas). This water tower was likely constructed as part of that project.

**Integrity:** This structure retains a high degree of historic integrity, having sustained no visible changes since its 1931 construction. The structure contributes to the historic district.

10. **Name:** Bob Dinkel's Shed (Building, #195-154) **Status - C**  
**Address:** 206 Ainslie AVE  
**Const. Date:** 1923  
**Style:** Commercial  
**Legal:** OT, Block 3  
**Photo:** 12-14

**Architectural Description:** This one-story hollow clay tile building with gabled roof and stepped parapet is located on the north end of downtown on the east side of Ainslie Avenue. On the north half, there is a man door flanked on each side by a 1/1 double-hung window. On the south half, there is an overhead door. The south elevation has two double-window openings. The east (rear) elevation has a centered man door flanked on each side

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by a double-hung window. In 1921, this block was owned by Elmer Price. (Fire Insurance Rates for Collyer, 24 June 1921)

**History:** The construction of this building likely coincided with that of the adjacent building, which was built in 1923. In 1921, this block was owned by Elmer Price. (Fire Insurance Rates for Collyer, 24 June 1921)

**Integrity:** Historic features include original brick, overhead door opening, wood door and wood windows. The building is classified as a contributor to the district.

11. **Name:** City Hall, Jail and Firehouse (Building, #195-142) **Status - C**  
**Address:** 204 Ainslie AVE  
**Const. Date:** 1923  
**Style:** Commercial  
**Legal:** OT, Block 3  
**Photo:** 12

**Architectural Description:** This building houses the city hall, jail and fire department. The building is hollow clay tile with a brick facade and cast-stone parapet cap on the west. It has a flat roof. The building faces west, with its west elevation housing a double window on the north end, main door in the center, and overhead door (firehouse) on the south. A brick chimney pierces the roof.

**History:** The gabled building with stepped parapet was constructed in 1923, just six years after Collyer was incorporated as a Third-Class City in 1917. In 1921, this block was owned by Elmer Price. (Fire Insurance Rates for Collyer, 24 June 1921)

**Integrity:** This building retains a high level of integrity with its historic hollow clay tile exterior, wood doors and windows. The building is classified as a contributor.

12. **Name:** Price Garage (Building, #195-143) **Status - C**  
**Address:** 210 Ainslie AVE  
**Const. Date:** 1925  
**Style:** Commercial  
**Legal:** OT, Block 3  
**Photo:** 11, 14

**Architectural Description:** This building is rectangular in massing with a canted entrance/drive-thru on the southwest corner that historically housed gas pumps. Like most



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of the remaining downtown buildings, it is hollow clay tile with brick facing. The canted entry has a man door flanked on each side by a storefront window, covered with metal. An awning projects from the clipped corner and rests on two brick piers. There is a 6/6 steel window on the south elevation. On the west elevation, there are five square window openings and an overhead door opening. There are similar small window openings, with their original windows, on the east (rear) elevation. Another feature on this elevation is an overhanging eave with exposed rafter tails. This elevation is partially obscured by a rectangular-massed Butler building with south-side overhead door.

**History:** This building was constructed to house the Price Garage and Gas Station, later purchased by Joe Ziegler. It is now occupied by Walt's Repair Shop.

**Integrity:** Historic features include brick and clay tile facing, steel multi-pane windows, brick-piered canopy, and overhead door opening. Although the storefront windows have been infilled, the building overall retains the integrity necessary to render it a contributor.

13. **Name:** Union Pacific Blacksmith Shop (Building, #195-155) **Status - C**  
**Address:** 110 W Fourth ST  
**Const. Date:** 1935  
**Style:** Other  
**Legal:** OT, Block 23  
**Photo:** 10

**Architectural Description:** This is a one-story wood building with a gabled roof pierced by a brick chimney. The building is rectangular in massing, with the roofline extending from south to north. The roof has exposed rafter tails. The front (south) elevation has a three-part window on the east, overhead door on the west, and louver vent in the gable. There are five square window openings on the east elevation, six square window openings and two man doors on the west elevation, and a three-part window on the rear (north) elevation.

**History:** The Union Pacific Railroad recruited Raymond Windholz, a carpenter from Victoria, Kansas, to open this blacksmith's shop in Collyer. Windholz and his wife Adeline were first-generation Americans, born to German-Russian parents. The Windholz family lived in the house to the west of the shop. (1930 US Census; Scrapbook of Collyer, Kansas)

**Integrity:** Intact historic features include exposed rafter tails, overhead door, and some wood windows. The building's overall appearance has changed little since its original construction. It is classified as a contributor to the district.

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### Statement of Significance

The Collyer Downtown Historic District is being nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development for its association with the growth of Collyer, Kansas. Collyer (pop. 133) is a small community in northwest Kansas which lies fourteen miles west of county seat WaKeeney in Trego County (pop. 3050). After a short boom and bust cycle in the late Nineteenth Century, the town had a period of growth during the Golden Age of Agriculture (1900-1930), thanks in part to successive waves of immigration and the establishment of the Victory Highway. Many of the district's buildings, constructed during the period of significance from 1926 and 1935, are now vacant. However, the Collyer Community Alliance is working to preserve the community's character and promote its heritage.

Like many western Kansas communities, Trego County was touted by the Union Pacific Railroad (Kansas Pacific) in its aim to sell trust land to finance railroad development. The Union Pacific followed the path of the Smoky Hill Trail, established in 1857 as a route to Denver during the Colorado gold rush. Coyote Point, the precursor to Collyer, was a stop along the way. Union Pacific crews reached Trego County in 1867. When they reached Coyote Point, their progress was halted by winter and up to 500 workers and soldiers were forced to camp there in dugouts.

Given the area's strong ties to the railroad, it is fitting that the region's first permanent settler, Ben O. Richards, came to Coyote in 1870 to run a UP pumphouse and boarding house for railroad workers. Although the region was arid, a handful of farmers had settled nearby by 1877. There was no established town, however, until 1878, when a colony of Civil War veterans from Chicago arrived. The colonists, which included eighty families, paid a membership fee of \$5.00 to help pay for the construction of a settlement house, where they would live until they could establish homes and farms of their own. The Chicagoans arrived at Coyote in March 1878 and named their new town "Collyer" after Reverend Robert Collyer, a Unitarian minister. They filed the town plat in 1879. After the crops failed in 1879 and 1880, many disillusioned settlers fled the arid region. From the time of peak migration in 1878 and 1883, the county's population plummeted from over 3000 to only 1500. More left during the depression in the late 1880s.

The population did not begin to recover until a group of Bohemian settlers arrived in 1889, followed by a group of German-Russian Catholics in 1901. Another group of German Russians arrived in 1902. In 1900, the town's population was 531. Many of Collyer's early settlers were Irish Catholics, who had begun construction of St. Michael's Church in 1883. These new Catholic immigrants boosted the size of the parish — and population of Collyer. By 1910, the population had ballooned to 1316. This number included 113 Russian-born immigrants, twenty German-born immigrants, and, likely, hundreds of first-generation Americans. By 1907, the town had a hardware store, real estate office, G. A. R. Hall, drug store, post office, barber shop, grocery, garage, hotel, meat market, shoe store, school, church, furniture store, dry goods store, and livery.

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The district's period of significance stretches from 1926, when five of the district's masonry buildings were constructed on the west side of Ainslie, to 1935, the date of construction of the blacksmith shop, the district's most recent building. A number of dynamics combined to precipitate the surge in construction. Like many Kansas farm communities, Collyer thrived during the first decades of the twentieth century. Developments in agricultural technology, including the adoption of gasoline-powered tractors, and record-high crop prices during World War I left Kansas farmers with unprecedented sums of disposable income. Small-town businesses scrambled to accommodate the new consumer class. Whereas Collyer's residents at this time included laborers and agents working for the Union Pacific Railroad, most were carpenters, horsetraders, merchants, butchers, barbers who provided goods and services to the surrounding farm and ranch community. In 1917, Collyer was incorporated for the first time - as a third-class city. The town's residents built rows of neat bungalows. The population grew to 1366 by 1920.

The march of rural consumers was facilitated by an ever-improving system of roads and highways. A 1920 amendment to the Kansas constitution offered the first glimmer of hope for voters adopted a constitutional amendment to keep Kansans out of the mud. Access to Collyer was greatly improved by the completion of the Victory Highway, now Highway 40, in 1923. Electric service soon followed, arriving in Collyer in 1925.

It was during the post-World War I years that Collyer took on much of its present character. In 1926, H. A. Lacerte, H. M. Thomas and V. J. Razak, commissioned the row of tile and brick buildings that would replace the impermanent wood false-fronts on the west side of Ainslie Avenue. Although the majority of these buildings housed retail outlets, the best-known of them was built for the Razak/Zeman Dance Hall. Collyer had long been known for its dances - but the new hall provided a venue that became the stuff of legend. The permanent masonry buildings were products of their time. Kansans had whole-heartedly subscribed to Progressive Era tenets, including the value of fire-proof construction.

In 1931, just as the city's wood false-fronts were making way for fireproof masonry buildings, Collyer adopted a new waterworks and fire protection system. The population continued to grow, reaching 1419 by 1930.

Western Kansas was especially hard hit during and after the Great Depression. In September 1935, northwest Kansas had ten straight days of temperatures in excess of 100 degrees. Dust storms carried an estimated five million tons of dust across the state, leaving un-farmable fields in their wake. Many abandoned their farms. Others left to serve in World War II and settled elsewhere. After the war, as improving highways created a more mobile citizenry, the declining population of Trego County could not support two principal cities. Much of the county's trade shifted to WaKeeney, the county seat that was closer to I-70. In 1963, Collyer's First National Bank moved to county seat WaKeeney. One of the longest-running businesses, the Mack-Welling Lumber Company, closed in 1966.

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Today, many of Collyer's downtown buildings have been vacant for decades. The Collyer Community Alliance is working to preserve the community's character and promote its heritage. Other preservation projects include the nomination of Collyer's St. Michael School and Convent. The organization has purchased buildings and hosted events which bring the community together and raise funds for the organization's preservation projects.

### **Architectural Analysis**

Whereas the architecture in many downtowns is reflective of various periods of community development, the remaining commercial buildings in Collyer date almost exclusively to the town's third major period of development. The majority of the district properties were constructed in the Roaring 1920s, when the majority of the state's commercial buildings were designed in the Commercial Style, a simple style that suited the town's resourceful German-Russian stock. Below is a brief summary of the Commercial Style:

#### Commercial Style

The Commercial Style was the predominant commercial architectural style in the early Twentieth Century (1910s to 1930s). Unlike their nineteenth-century predecessors, these buildings featured simple lines, without applied or projecting decorative elements such as elaborate cornices. Their design placed an emphasis on fire-resistance with fire-proof materials such as reinforced concrete, brick and steel. Hollow clay tile was often used as a substitute for more expensive brick. In addition to their clean lines, Commercial-Style buildings are defined by a number of exterior features such as parapets capped with squared-off stone or concrete, rough brick with raked mortar joints, and double-hung windows with square upper and lower sashes – in contrast to the tall, narrow windows seen in late-nineteenth-century commercial buildings. These windows can be 1/1 double-hung sash, or a multiple-pane upper sash over a single-pane lower sash. Stylistic elements were limited to brick corbelling or the incorporation of integrated decorative masonry elements such as geometric stone patterns or applied terra cotta.

### **Conclusion**

The buildings in the Collyer Downtown Historic District continue to interpret the town's third major period of development. This district is being nominated under Criterion A in the area of Criterion A in the area of Community Planning and Development for its association with the growth of Collyer, Kansas.

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### Annotated Bibliography

**Note:** Because of Collyer's small size, many of the typical historical sources for historic properties – including city directories and Sanborn maps – do not exist. Because the above historic context is drawn from so few available sources, the author offers the following annotated bibliography in lieu of footnotes.

#### *A Scrapbook of Collyer, Kansas: Businesses, Churches & Schools*

This source, compiled ca. 2005 for the Collyer alumni banquet, is a bound compilation of pictures and reminiscences from Collyer-area residents. The focus is mainly on businesses, churches, and schools. Largely a visual account, the publication includes historic and current photographs of both extant and non-extant buildings. In addition, it includes siteplans that identify the historic locations of downtown businesses. This source was provided to the consultant by the Collyer Community Alliance. Because it is unpublished, it is being submitted to the Kansas SHPO as part of this nomination to be included in the research file.

Blackmar, Frank W. *Kansas: A Cyclopedia of State History, Embracing Events, Institutions, Industries, Counties, Cities, Towns, Prominent Person, etc...* (Vol. I & II) Chicago: Standard Publishing Co., 1912.

This classic history of Kansas includes a brief, two-sentence description of Collyer as it was in 1912. It contains a description of Collyer's geographic location in relation to Wakeeney and a description of the infrastructure that existed at this time.

Cutler, William G. *History of the State of Kansas*. Chicago: A.T. Andreas, 1883.

In his classic early history of Kansas, Cutler includes a historical and topographical description of Trego County. It includes little information about Collyer, mentioning only the population and coal deposits located within Collyer Township.

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### Annotated Bibliography, cont.

Harvey, Ethel M. *History of Collyer, Kansas*. N.p.: 1976.

This pamphlet offers a twenty-eight page history of the development of Collyer, Kansas from the beginning of the settlement in the late 1880s to the time of publication in 1976. This history reveals the institutions and infrastructure that developed through the town's history. Most notable with regard to the downtown district is a section that describes the town's third wave of development in the 1920s, including the construction of commercial buildings on the west side of Ainslie Avenue. The publication can be found in the collections of the Kansas Historical Society.

Kansas Historical Society. *Trego County Clippings, 1878-1985* (2 vols.) Topeka: Kansas State Historical Society, n.d.

This source is available at the Kansas Historical Society, K978.1/-T71/Clipp.

Miner, Craig. *Kansas: The History of the Sunflower State, 1854-2000*. Lawrence: University Press of Kansas, 2002.

Although neither Trego County nor Collyer are mentioned specifically in this book, Miner does offer context for the early twentieth-century time period of Collyer's commercial development. See Chapters 5 and 6.

Miner, Craig. *West of Wichita: Settling the High Plains of Kansas, 1865-1890*. Lawrence: University Press of Kansas, 1986.

Trego County is included in this book (see pages 17, 35, 56, 68, 76-78, 130, 197). However, the book focuses on the time period from 1865 to 1890, decades before Collyer's peak commercial development.

Peacock, A.S. "Recounts History of Trego County." *Hays Daily News*. Nov. 30, 1932. [1p.].

This source is available at the Kansas Historical Society, microfilm reel H150.

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### Annotated Bibliography, cont.

Rumsey Family Papers, <http://www.rumseyfamily.com/>, accessed March 5, 2009.

This is a well-cited online family genealogy database.

Shortridge, James R. *Peopling the Plains: Who Settled Where in Frontier Kansas*. Lawrence: University Press of Kansas, 1995.

Trego County is included in Shortridge's study of the large "Central Plains" region. Unfortunately, however, his snapshot dates to 1885, decades before Collyer's peak commercial development in the 1920s.

Trego County Historical Society. *Local History as Presented to the Trego County Historical Society*. N.p.: 1973.

Collyer is mentioned in the first three pages of Trego County's history. This basic history paints an illustration of the historic landscape of Collyer during its settlement in the late 1870s and early 1880s.

United States Census, 1900-1930.

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## Verbal Boundary Description

The district boundary is identified in the above map. It starts north of the northwest corner of Fourth Street and Ainslie Avenue, thence continues north to Third Street, east on Third Street to the line between Property #12 (210 Ainslie, on the northeast corner of Third and Ainslie), thence north past Property #9 (metal water tower), thence west to Ainslie Avenue, thence south to Third Street, thence west past the north/south line west of Properties #8 (masonry water tower) and #13 (blacksmith shop), thence south past Property #13 (blacksmith shop), thence east to north/south alley between Ainslie and Mulford Avenues, thence north along alley to east/west line south of Property #1, thence east to point of beginning.

## Boundary Justification

This is the boundary identified in and recommended by a recent survey of commercial properties in downtown Collyer, Kansas. The boundary includes the bulk of remaining commercial properties, with the exclusion of the mostly-vacant east side of Ainslie Avenue between the Union Pacific rail line on the south and Third Street on the north.

## UTM References

#	Zone	Easting	Northing	#	Zone	Easting	Northing
5	14	403249	4321783	8	14	403169	4321493
6	14	403247	4321649	9	14	403188	4321493
7	14	403171	4321650	10	14	403189	4321554

## Photo Log (see attached photo log)

All photos were taken by Christy Davis on February 3, 2009.

- East (front) elevations of Properties #1-3, looking west.
- South and east elevation of Property #1, looking northwest.
- West (rear) elevations of Properties #1-5, looking northeast.
- East (front) elevations of Properties #4-5.
- West (rear) elevations of Properties #3-5.
- East (front) and north (side) elevations of Property #6.
- South (side) elevation of Property #6 and west elevation of Property #5, looking northeast.
- East (front) and north (side) elevations of Property #7, looking southwest.
- South side of Property #8, looking north.
- South (front) and west (side) elevations of Property #13.
- Southwest corner of Property #12, looking northeast.
- West (front) elevation of Properties #10-11, looking northeast.
- South (side) and east (rear) elevation of Property #11, looking northwest.
- East (rear) elevation of Property #12 and south (side) elevation of Property #11, looking northwest.
- Property #9.
- Overall view of Properties #1-8, looking southwest.



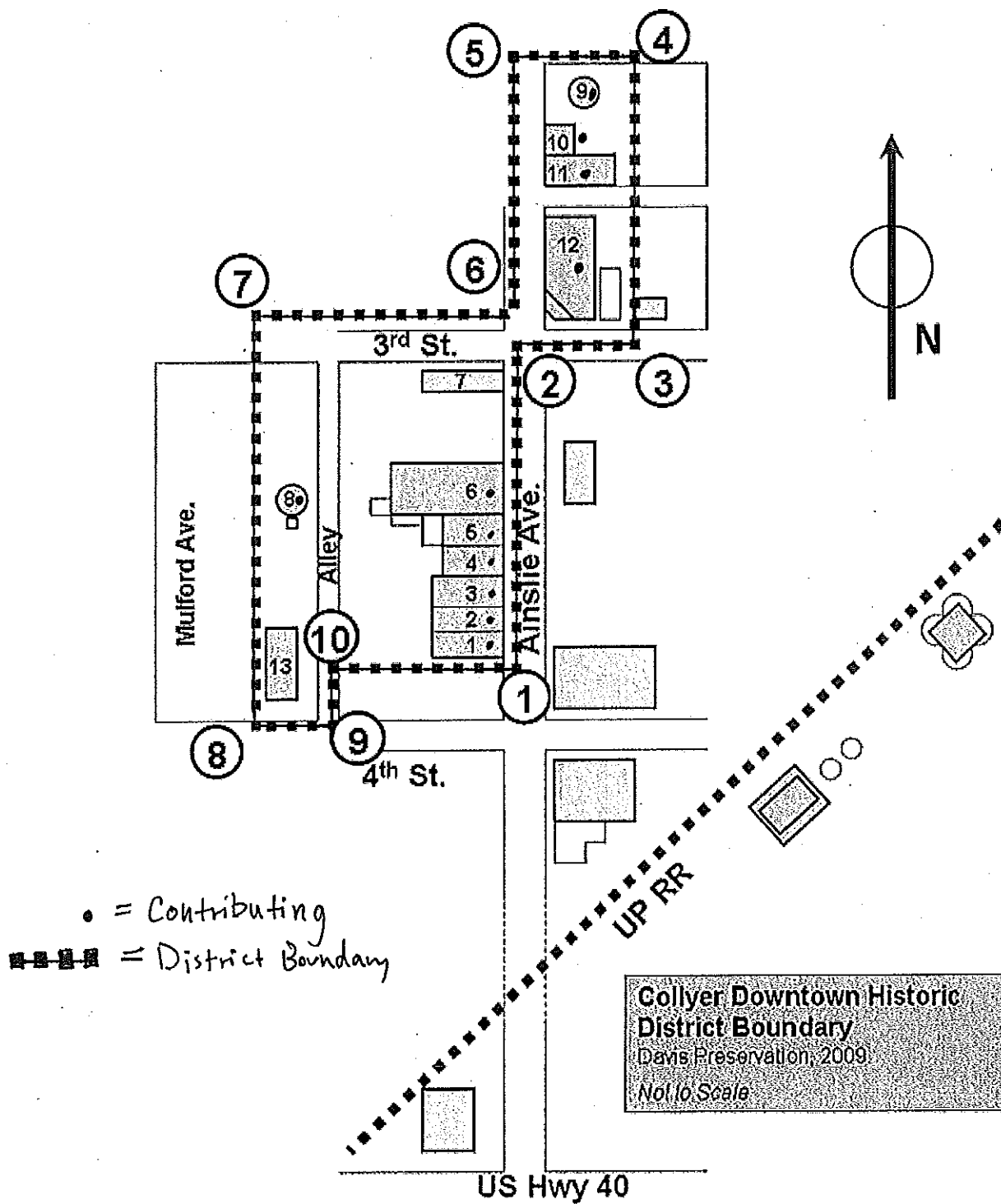
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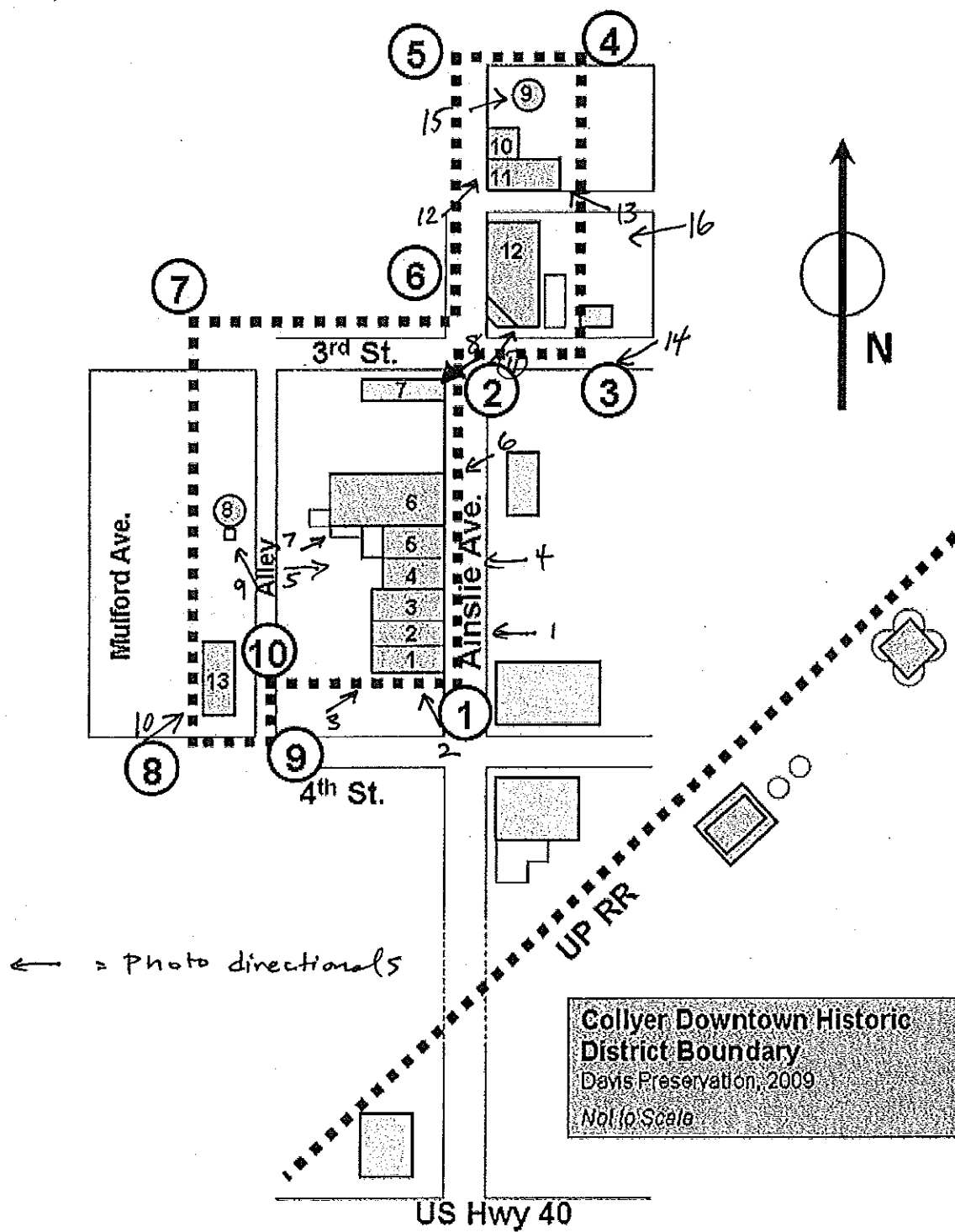
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## Property Owners

#	Historic Name	Address	Owner Name	Street Address	City, State Zip
1	John Ziegler Creamery/Meat Mkt	319 Ainslie AVE	Anthony Malsom	16057 J Rd	Collyer, KS 67631
2	Neuburger Grocy/ Palkowsky IHC	317 Ainslie AVE	American Legion	317 Ainslie Ave	Collyer, KS 67631
3	Collyer/Bailey Drug Store	315 Ainslie AVE	Kathleen McManus	315 Ainslie Ave	Collyer, KS 67631
4	Hickman/Razak Dry Goods Store	313 Ainslie AVE	Jensen Family Trust	327 N. 13th	Wakeeney, KS 67672
5	Hickman/Razak Grocery	311 Ainslie AVE	Collyer Comm. Alliance	PO Box 1	Collyer, KS 67631
6	Zeman Dance Hall	309 Ainslie AVE	Collyer Comm. Alliance	PO Box 1	Collyer, KS 67631
7	Badger Lumber/Coal Co.	301 Ainslie AVE	Trego County	216 Main	Wakeeney, KS 67672
8	Zeman Water Tower	309 Ainslie AVE	Schneider	PO Box 2	Collyer, KS 67631
9	Collyer Water Tower	Ainslie	City of Collyer	PO Box 143	Collyer, KS 67631
10	City Hall, Jail and Firehouse	204 Ainslie AVE	City of Collyer	PO Box 143	Collyer, KS 67631
11	Bob Dinkel's Shed	206 Ainslie AVE	Robert Dinkel	PO Box 143	Collyer, KS 67631
12	Price Garage	210 Ainslie AVE	Larry and Angie Walt	210 Ainslie Ave	Collyer, KS 67631
13	Union Pacific Blacksmith Shop	110 W 4th ST			Collyer, KS 67631



423

T 11 S

Collyer Downtown  
Historic District  
Trego County, KS 422

2'30" T 12 S

Zone	E	N
1.	14	403246 4321553
2.	14	403247 4321649
3.	14	403301 4321649
4.	14	403303 4321782
5.	14	403249 4321783
6.	14	403247 432164921
7.	14	403171 4321650
8.	14	403169 4321493
9.	14	403188 4321493
10.	14	403189 4321554

260 000  
FEET

420

DAKLEY 39 MI  
QUINCY 8 MI